

RESOLUTION NO. CZAB8-4-11

WHEREAS, HABITAT FOR HUMANITY OF GREATER MIAMI, INC. applied for the following:

- (1) Applicant is requesting to permit a parcel of land with a lot area of 5,250 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 70' of the east 75' of the west 175' of Tract 21, REVISED PLAT OF WEST LITTLE RIVER, Plat book 34, Page 19.

LOCATION: Lying south of N.W. 79 Terrace; approximately 100' east of N.W. 22 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requests to permit a parcel of land with a lot area of 5,250 sq. ft. (Item #1) and requesting to permit a single-family residence setback 15' from the rear (south) property line (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to approve Items #1 and 2 was offered by Patrick Cure, seconded by Fredricke Alan Morley, and upon a poll of the members present, the vote was as follows:

Richard C. Brown
Patrick Cure

aye
aye

Arthemion Johnson
Voncarol Yvette Kinchen
Fredricke Alan Morley

aye
aye
aye

Dr. Joy J. Davis

aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8 that the requests to permit a parcel of land with a lot area of 5,250 sq. ft. (Item #1) and requesting to permit a single-family residence setback 15' from the rear (south) property line (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity" as prepared by Thomas & Calzadilla, consisting of 2 sheets. Sheet A1 dated stamped received 12/03/10 and sheet A2 dated stamped received 08/16/10. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provide a 6' high wood fence and hedge along the east, south, and west property lines.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 19th day of January, 2011.

Hearing No. 10-12-CZ8-6
ej

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY
COMMISSIONERS ON THE 20ST DAY OF JANUARY, 2011.**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-4-11 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of January, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of January, 2011.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





Department of Planning and Zoning

Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

January 21, 2011

miamidade.gov

Habitat for Humanity of Greater Miami, Inc.
c/o Meredith Worley
3800 NW 22 Avenue
Miami, Florida 33142

Re: Hearing No. 10-12-CZ8-6
Location: Lying south of N.W. 79 Terrace; approximately 100'
east of N.W. 22 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB8-4-11, adopted by the by the Community Zoning Appeals Board 8 which approved Items #1 and 2 on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained and final inspection approvals received for construction work done or required prior to issuance of the applicable certificate(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is **January 20, 2011**. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

R. A. Cuevas, Jr.,
County Attorney
111 N.W. 1st Street, Suite 2811
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Earl Jones
Deputy Clerk

Enclosure

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Animal Services
Art in Public Places
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Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
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Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
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Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer